

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Ann Browning

2109 Stone Brook Drive
Birmingham AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Nine Thousand Nine Hundred And 00/100 (\$209,900.00) to the undersigned, Fannie Mae aka Federal National Mortgage Association, by and through Sirote & Permutt, P.C., as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ann Browning, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3-B, according to the Survey of Stone Brook 1st Sector, as recorded in Map Book 13, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Declaration of Protective Covenants as recorded in Real Volume 288, Page 446 and First Amendment as recorded under Instrument No. 1993-11895.
4. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 298, Page 903.
5. Restrictions appearing of recorded in Real 298, Page 884 and Real Volume 335, Page 542. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).
6. Restrictive Agreement as set out in Real Volume 220, Page 339.
7. Right of way to Alabama Power Company as set out in instrument(s) recorded in Real Volume 207, Page 380 and Real Volume 218, Page 648.
8. Title to all minerals within and underlying the premises, together with all mining rights and other right, privileges and immunities relating thereto, together with any release of

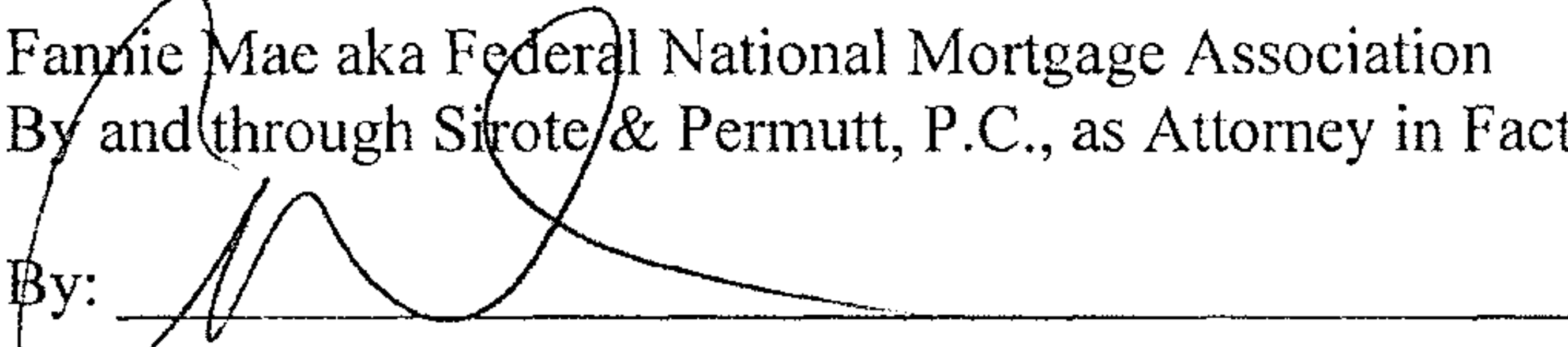
- liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, Page 553, and Deed Book 32, Page 183.
9. Declaration of Protective Covenants as set out in Real Volume 194, Page 54.
 10. Sewer line easement as set out in Real Volume 107, Page 976.
 11. Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 270, Page 83.
 12. Easement for Sanitary Sewer lines and water lines in favor of the Water Works & Sewer Board of the City of Birmingham, as recorded in Real Volume 194, Page 1, and Real Volume 194, Page 43.
 13. Right of Way granted to the Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 265, Page 522.
 14. Right of Way granted to City of Birmingham as recorded in Volume 1999, Page 46959.
 15. Easements, rights of ways, building lines, restrictions covenants, conditions, reservations and limitations affecting the land.
 16. Restrictions as shown on recorded plat.
 17. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20160210000043190, in the Probate Office of Shelby County, Alabama.

\$199405 _____ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23rd day of September, 2016.

Fannie Mae aka Federal National Mortgage Association
By and through Sirote & Permutt, P.C., as Attorney in Fact
By: 
Its Attorney

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline E. Walker, whose name as Attorney of Sirote & Permutt, P.C., as Attorney in Fact for Fannie Mae aka Federal National Mortgage Association, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, her, as such attorney and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 23rd day of September, 2016.



NOTARY PUBLIC
My Commission Expires:
AFFIX SEAL

2016-000182

A1602MG

MY COMMISSION EXPIRES 03/07/2017

Seller's Address:
Fannie Mae
PO Box 650043
Dallas, TX 75265-0043



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Fannie Mae a/k/a Federal National Mortgage Association	Grantee's Name	Ann S. Browning
Mailing Address	14221 Dallas Parkway, Suite 1000, Asset Number A1602MG Dallas, TX 75254	Mailing Address	2019 Stone Brook Drive Birmingham, AL 35242
Property Address	2019 Stone Brook Drive Birmingham, AL 35242	Date of Sale	September 26, 2016
		Total Purchase Price	\$209,900.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 27, 2016

Print Fannie Mae a/k/a Federal National Mortgage Association

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/27/2016 03:47:30 PM
\$34.50 CHERRY
20160927000354690



(verified by)

[Signature]